GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

MA&UD Dept. – Re-validation of offline layouts – Duly collecting the applicable fees and charges along with the penalty for the delayed period - Guidelines – Issued – Regarding.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(M) DEPARTMENT

G.O.RT.No. 325 **Dated: 21-04-2025**

Read the following

1.G.O.Ms.No.275, MA&UD(H) Dept., dt:18.07.2017 – AP Land Development(Layout and Sub-division) Rules, 2017.
2.Govt.Memo.No.2193739/M2/2023, dt:09.10.2024.
3.From the DT&CP., A.P., Mangalagiri, Lr.RoC.No.650/PLG/Part-1(e-2613834), dated.21.11.2024.
4. Govt.Memo.No.2193739/M2/2023, dt:28.01.2025.
5.From the DT&CP., Mangalagiri, Lr.RoC.No.650/2017/P-Part(1), (e-2613834), dt:24.03.2025 enclosing the committee report on Revalidation of Offline Layouts

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ORDER:-

In the reference 2nd read above, the Government have issued clarification stating that, the applicant has to pay revalidation fee i.e., 50% layout permit which means layout processing fee as per the nomenclature mentioned in Fee Gazettes notified by Development Authorities (excluding development charges, initial processing fee) under Chapter-II, as per Rule 7(8) (a) of A.P. Land Development (Layout and subdivision) Rules, 2017 issued in G.O.Ms.No.275 of MA&UD Department, Dt:18.07.2017. Further, the Director of Town & Country Planning, Mangalagiri was directed to enable a provision in the online portal to apply for revalidation of earlier approved manual layout applications.

2. In the reference 3rd read above, the Director of Town & Country Planning, Mangalagiri has brought to the notice of the Government that the Stakeholders have been requesting to issue orders for re-validation of old Layout Permission beyond 3 Years which were issued in offline mode. The Director of Town & Country Planning has obtained details of offline layouts to be revalidated from all Development Authorities and ascertained that total 870 layouts to an extent of 8509 Acres need to be re-validated and these are approved way back between 2 years to 20 years.

3. The Director of Town & Country Planning, has, therefore, requested to issue necessary orders so as to dispose of all the revalidation of old layouts in a time bound manner duly collecting the applicable fees and charges along with the penalty for the delayed period, as fixed by the Government as a one time relaxation.

4. In the reference 4th read above, the Government have constituted a committee for studying the issue and suggest penalty after examining the matter in detail and to submit report within 15 days. In the reference 5th read above, the committee have submitted a report to the Government.

(P.T.O)

5. Government after careful examination of the matter and as per recommendations of the committee, hereby issue the following guidelines to dispose of all the revalidation of old layouts in a time bound manner duly collecting the applicable fees and charges along with the penalty for the delayed period, as a one time relaxation:

1. According to Rule 7(8)(a)(i) of the AP Layout Rules, revalidation of a layout for additional periods of two years requires payment of 50% of the layout permit fee as per the Memo.No.2193739/M2/2023 dated:09-10-2024 for each period. The committee suggests adopting the same criteria for revalidating offline approved files. The number of revalidation periods for each layout should be determined based on the duration of the validity lapse.

2. The applicant shall ensure that there is no variation to the approved layout pattern before obtaining revalidation.

3. Application for the revalidation shall be submitted as per Rule 7(8)(b)

4. Charges for Extended Gap Periods: If the gap between revalidation periods exceeds two years, proportionate revalidation charges may be applied for the additional duration.

5. Penalty for Late Revalidation: In accordance with Rule 7(8)(a)(ii), a penalty of 10% of the total revalidation fee shall be imposed.

6. Permit Fee Calculation for Revalidation: The permit fee for revalidation should be assessed based on the following guidelines:

i. The layout permit fee must be calculated according to the current gazette rates of the respective Urban Development Authority (UDA).

ii. The permit fee should exclude development charges and the initial processing fee as per the Memo.No.2193739/M2/2023 dated:09-10- 2024.

iii. If the gap period for revalidation is less than one year after calculating the spell of two-years, the fee shall be collected on a proportionate basis. For gap periods exceeding one year but less than two years, it shall be considered as one spell for the purpose of fee calculation.

6. The Director of Town & Country Planning, Mangalagiri shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town & Country Planning., Mangalagiri, A.P.
The Commissioner & Director of Municipal Administration, Vaddeswaram, A.P.
All the UDAs in the state – **through –** DT&CP.,
All the ULBs in the state – **through –** C&DMA.,

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The Director of Translations, Vijayawada (with a request to translate into telugu and retransmit the same)

Copy To:

The OSD to Hon'ble Minister (MA&UD) Dept., A.P. Secretariat.
The P.S. to Prl. Secretary to Govt., MA&UD Dept., A.P. Secretariat.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER